

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – October 14, 2009**  
**Fresno City Hall, Room 2165A - 2<sup>nd</sup> Floor**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by Vice-Chair Rodriguez at 5:07 p.m.

**Commissioners**

Present:	Rogenia Cox, CHAIR (arrived 5:08) Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Izzy Einsidler, Commissioner Sandy Cha, Commissioner	Absent:
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**Staff**

Present:	Keith Bergthold, Assistant Director Planning and Development Department Erica Castaneda, Acting Recording Secretary	Absent:	Claudia Cázares, Manager Housing and Community Development
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**B. COMMUNICATIONS**

None

**C. APPROVAL OF MINUTES**

Minutes of September 23, 2009 were approved as presented.

**D. GENERAL ADMINISTRATION**

1. RECOMMEND THAT THE AGENCY BOARD APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA ASSOCIATES, INC. FOR THE PREPARATION OF ALL NECESSARY CONSTRUCTION AND DESIGN DOCUMENTS FOR THE RELOCATION OF HISTORIC STRUCTURES AND EXTERIOR RESTORATION; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT

Terry Cox, Redevelopment Agency provided the report to Commissioners. Ms. Cox provided background information on the project. In June 2009, the Agency published a notice requesting statements of qualifications for consulting services from interested preservation architectural firms for the relocation of 5 historic houses and one summer kitchen to 450 "M" Street. Three firms responded and were interviewed for their qualifications by Agency and City of Fresno staff. California Associates, Inc. was selected by the committee for the project. The restoration project will provide for exterior restoration of the buildings and replication of landscaped yards commonly seen in Armenian neighborhoods of the time period. The Agency will return to HCDC to request recommendation of additional professional services and construction contracts. Commissioner Davoli inquired about the assessment report required for the removal of an underground storage tank used to dispense fuel for the Fire Department. Ms. Cox explained that the California Regional Water Quality Control Board is currently performing the final review of the assessment. Vice-Chair Rodriguez requested clarification regarding the \$183,034 agreement amount. Ms. Cox explained that the amount is for the architectural design; foundations, engineering of structures, elevations for restorations of buildings, drawings for parking lots, landscaping and city permits. The second phase will be for construction; installation of landscaping, restoration and street work. Vice-Chair Rodriguez inquired about the total cost of the project. Ms. Cox explained that the end project amount will be over 1.25 million dollars.

Motion: Motion was made to recommend approval of item D1 by Vice-Chair Rodriguez

Second: Commissioner Davoli seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Einsidler, Cha

Noes: None  
Abstain: None

2. RECOMMEND THE AGENCY BOARD (1) APPROVE THE NEIGHBORHOOD STABILIZATION PROGRAM (“NSP”) AGREEMENT AND RELATED DOCUMENTS BETWEEN THE CITY OF FRESNO AND THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO; AND, (2) AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SAID AGREEMENT AND PREPARE ANY DOCUMENTS AND TAKE OTHER ACTIONS NECESSARY TO CARRY OUT THE AGENCY’S OBLIGATIONS UNDER THE AGREEMENT, INCLUDING THE AUTHORITY TO EXECUTE CONTRACTS

John Raymond, Redevelopment Agency provided the report to Commissioners. The Agreement between the Fresno Redevelopment Agency and the City of Fresno and the Resolution were provided during the presentation. Mr. Raymond explained that the Resolution grants the executive director the authority to enter into purchase and sale contracts and rehabilitation construction contracts for the NSP program. The NSP partners will acquire foreclosed properties directly from lenders who have granted NSP participants with a first look at properties before they are listed; however, such programs have very short time frames. The Agency is obligated to spend the entire \$800,000 prior to August 31, 2010. Commissioner Davoli inquired about the Agency’s target area. Mr. Raymond explained that the Agency identified the Lowell and Jefferson neighborhoods but would like the flexibility to buy homes outside the Lowell Jefferson area. Commissioner Einsidler inquired about the home buyers the homes will be sold to. Mr. Raymond explained that single family homes will be rehabilitated and sold to home buyers at or below 120% of median income. Mr. Bergthold commented that City staff will meet with the selected agencies to review and monitor process. Commissioner Davoli inquired about other uses of the NSP funds. Mr. Raymond explained that the NSP funds can only be used for housing.

Motion: Motion was made to recommend approval of item D2 by Commissioner Cha

Second: Commissioner Davoli seconded the motion.  
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Einsidler, Cha  
Noes: None  
Abstain: None

3. RECOMMEND APPROVAL OF THE FIRST AMENDMENT TO AN EXCLUSIVE NEGOTIATION AGREEMENT (“AMENDMENT”) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND EAH HOUSING INC., A CALIFORNIA NON-PROFIT 501 (C)(3) CORPORATION (“DEVELOPER”) TO PROVIDE FOR THE CREATION AND ENVIRONMENTAL ANALYSIS OF A “SEQUOIA VILLAGE EXPANDED FOOTPRINT” INCLUDING AN ADDITIONAL SIX MONTHS ON THE INITIAL TERM, AS WELL AS PROVIDING FOR THE ACQUISITION OF A SINGLE FAMILY RESIDENTIAL PROPERTY BY DEVELOPER, ADJACENT TO THE AGENCY-OWNED PROPERTY, IN THE SOUTHWEST GNRA

John Raymond, Redevelopment Agency provided the report to Commissioners. Mr. Raymond provided a map of the Sequoia Village Expanded Footprint. The Agency Board approved a co-application with EAH for Proposition 1C funding to help finance the project. The Proposition 1C application was unsuccessful because the site is not developed on at least 75% of its perimeter. EAH has determined that one of the keys to make the project feasible is to complete the site acquisition to square off the parcel. The design changes brought by acquisition of the subject property have caused EAH to re-examine the site plan and unit count. Commissioner Harrington requested clarification regarding the closing costs and time frame of project. Mr. Raymond clarified that the purchase price is \$200,000 plus closing costs. Vice-Chair Rodriguez inquired about the reason for the six month extension. Mr. Raymond clarified that the ENA was for one year with an additional six month extension. The developer will need more time to redesign and resubmit the entitlement application on the project.

Motion: Motion was made to recommend approval of item D3 by Vice-Chair Rodriguez

Second: Commissioner Harrington seconded the motion.  
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Einsidler, Cha  
Noes: None  
Abstain: None

4. RECOMMEND TO THE REDEVELOPMENT AGENCY BOARD THAT THE AGENCY AUTHORIZE \$75,000 FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS, INCLUDING THE PROPOSED MEDIAN ISLAND IMPROVEMENTS ON CLOVIS AVENUE BETWEEN MCKINLEY AVENUE AND THE HIGHWAY 180 ENTRANCE, AND MAKE FINDINGS UNDER REDEVELOPMENT LAW SECTION 33445 THAT THE AGENCY MAY PAY FOR THE COST TO INSTALL AND CONSTRUCT PUBLICALLY OWNED IMPROVEMENTS WITHIN THE AIRPORT AREA REVITALIZATION PROJECT AREA

Jeff Krueger, Redevelopment Agency provided the report to Commissioners. Mr. Krueger provided background information on the project. The City of Fresno Public Works department has facilitated the acquisition of approximately \$430,000 of funding for this project, which is restricted to be used to cover actual construction costs. The Agency is able to pay for the cost to install and construct publically owned improvements within a Project Area when there are no other reasonable means of financing the Project. Without the funding for design the City will lose the Federal funds and the median island would not be constructed. Vice-Chair Rodriguez requested clarification regarding the boundaries of the project. Mr. Krueger explained that the project is from the 180 Freeway entrance at Clovis Avenue up to McKinley Avenue.

Motion: Motion was made to recommend approval of item D4 by Commissioner Harrington

Second: Commissioner Einsidler seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Einsidler, Cha

Noes: None

Abstain: None

**E. INFORMATIONAL REPORTS**

None

**F. COMMISSIONERS' ITEMS**

None

**G. UNSCHEDULED ORAL COMMUNICATIONS**

None

**H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **October 28, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:08 p.m.

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Attest: Rogenia Cox, Chair

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Attest: Keith Bergthold, Assistant Director  
Housing and Community Development